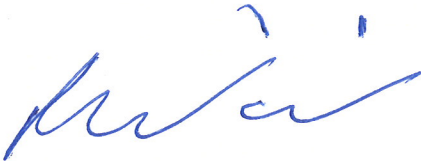


## Modification of Major Project Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

I, the Director of Strategic Assessment, Urban Renewal and Major Sites, of the Department of Planning (as delegate of the Minister for Planning) modify, under section 75W of the *Environmental Planning and Assessment Act 1979*, the approval referred to in Schedule 1 in the manner set out in Schedule 2.



Michael File  
Director, Strategic Assessment

Dated 14/5/2010

MP 07\_0166 MOD 1

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### SCHEDULE 1

Concept approval (MP 07\_0166) granted by the Minister for Planning on 31 March 2010 for the carrying out of the Wahroonga Estate Concept Plan comprising

- (a) An upgrade and expansion of the Sydney Adventist Hospital;
- (b) Up to a total of 500 private residential dwellings across the site;
- (c) 17,000m<sup>2</sup> for seniors living in the Mount Pleasant Precinct;
- (d) 16,000m<sup>2</sup> of commercial floor space in the Fox Valley Road East and Central Hospital Precincts;
- (e) 14,500m<sup>2</sup> of floor space for Student Accommodation / Hostels / Group Homes / Boarding Houses in the Central Hospital Precinct;
- (f) 9,000m<sup>2</sup> of floor space for a K-12 school in the Central Church Precinct;
- (g) 3,500m<sup>2</sup> for expansion of the Faculty of Nursing in the Central Hospital Precinct;
- (h) 3,200m<sup>2</sup> of floor space for church uses of in the Central Church Precinct;
- (i) 2,000m<sup>2</sup> of retail floor space in the Central Hospital Precinct; and
- (j) The provision of 31.4 hectares of environmental conservation lands.

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### SCHEDULE 2

The above Concept approval is modified as follows:

- (a) Delete condition of approval B4 (1) and replace with:

**B4 Biodiversity**

- (1) A Biodiversity Management Plan is to be prepared by the Proponent and approved by DEWHA prior to determination of the first project or development application. The Plan is to include:
- (a) Vegetation Management Plan
  - (b) Pest and Weed Plan
  - (c) Hydrology and Nutrient Management Plan
  - (d) Habitat Corridor and Linkages Management Plan
  - (e) Fire Management Plan
  - (f) Management Plan outlining public access and impacts on the conservation land (E2 Environmental Conservation zone)
  - (g) Ownership, management, maintenance and monitoring responsibilities for conservation land (E2 Environmental Conservation zone) and funding arrangements.